



LOT 402 - MATTERS FOR DISCUSSION

Agreed Outcomes

- (A) Central Paddock R2 Zone.
Minimum lot size of 249sqm.
- (B) Eastern Paddock R3 Zone.
Minimum lot size of 249sqm.
Maximum Building Height of 12m agreed as a "minimum".
Land Owner preferred height of 16m.

To Be Resolved / Clarified

- (B) Preferred maximum Building Height of 16m
to be allowed over the R3 zoned land.
Consistent with other R3 zones in West Dapto.
- (C) Zone boundary / vegetation interface. Council to clarify preferred "buffer"
Note significant buffer areas already provided.
Current buffers exceed existing surrounding development areas.
- (D) Riparian edge and flood extent from land to the south.
Note site specific flood study demonstrated land capability.
- (E) Preferred E3 zone and minimum lot size of 1ha.
This land is not to be dedicated to Council.
Council to advise justification for E2 zone and 40ha lot size.

LEGEND

Site Boundary

Indicative Allotments

LOT 401 - MATTERS FOR DISCUSSION

Agreed Outcomes

- (F) Business Park Zoning - B6 Enterprise Corridor
(subject to zoning timeframes and implementation of new
business zones by Department of Planning)
- (F) Maximum Building Height of 16m agreed as a "minimum".
Land Owner preferred height of 20m noted below.

To Be Resolved / Clarified

- (F) Preferred maximum building height of 20m.
This is consistent with surrounding centres in West Dapto and will
deliver maximum employment creation.
The site is separated from surrounding low scale residential development
and is an appropriate location for 20m building height.
- (E) Preferred Land Zoning remains E3 Environmental Management.
All Environmental / Riparian Corridors within West Dapto zoned E3.
Council has provided no justification for retention of E2 zone.